086.0	0005	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	698,700	/	698,700
USE VALUE:	698,700	/	698,700
ASSESSED:	698,700	/	698,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAUSS CHARLES
Owner 2:	REICH CHRISTIE
Owner 3:	
Street 1:	178 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORLANDO NIEL/ETAL -
Owner 2:	ORLANDO MARYANN/TRUSTEES -
Street 1:	178 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 1718 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	299,100	600	399,000	698,700
Total Card	0.115	299,100	600	399,000	698,700
Total Parcel	0.115	299,100	600	399,000	698,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.69 | /Parcel: 406.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54746
GIS Ref	
GIS Ref	
Insp Date	09/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,100	600	5,000.	399,000	698,700	698,700	Year End Roll	12/18/2019
2019	101	FV	236,900	600	5,000.	393,300	630,800	630,800	Year End Roll	1/3/2019
2018	101	FV	236,900	0	5,000.	302,100	539,000	539,000	Year End Roll	12/20/2017
2017	101	FV	236,900	0	5,000.	285,000	521,900	521,900	Year End Roll	1/3/2017
2016	101	FV	236,900	0	5,000.	262,200	499,100	499,100	Year End	1/4/2016
2015	101	FV	224,100	0	5,000.	245,100	469,200	469,200	Year End Roll	12/11/2014
2014	101	FV	217,200	0	5,000.	225,700	442,900	442,900	Year End Roll	12/16/2013
2013	101	FV	217,200	0	5,000.	225,700	442,900	442,900		12/13/2012

!7047!

PRINT

Date	Time
12/10/20	21:43:40

LAST REV

Date	Time
10/02/18	11:21:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORLANDO NIEL/ET	62562-524		8/30/2013		615,000	No	No		
ORLANDO FRANCES	25124-391		1/17/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	54746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2015	393	Insulate	9,078					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2018	MEAS&NOTICE	HS	Hanne S
11/24/2008	Meas/Inspect	163	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,000	Spl Credit		Total:	399,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S2		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26117575
Const Adj.:	0.98500049
Adj $ / SQ:	161.494
Other Features:	94103
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433465
Depreciation:	134374
Depreciated Total:	299091

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

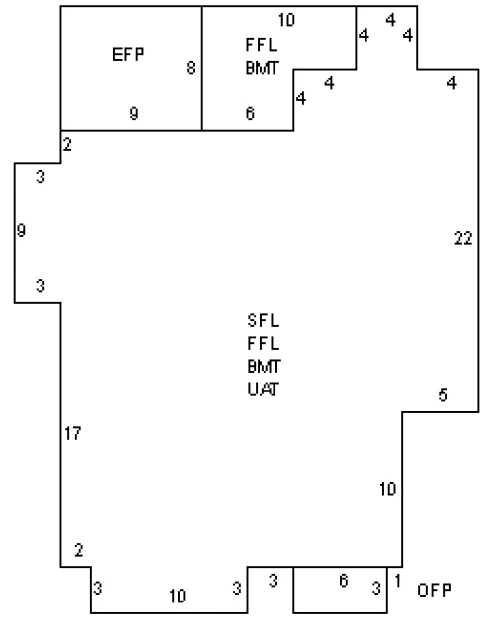
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	161.49
Special Features:	0	Val/Su Net:	102.92
Final Total:	299100	Val/Su SzAd	174.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	891	48.450	43,167
FFL	First Floor	891	161.490	143,891
SFL	Second Floor	827	161.490	133,555
UAT	Upper Attic	207	64.600	13,356
EFP	Enclos Porch	72	64.060	4,612
OFP	Open Porch	18	43.340	780
	Net Sketched Area:	2,906	Total:	339,361
Size Ad	1718	Gross Are	3526	FinArea 1718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	2010	5.38	T	7.2	101			600			600

More: N | Total Yard Items: 600 | Total Special Featues: | Total: 600

IMAGE

AssessPro Patriot Properties, Inc